

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a residential trailer.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

Legal Owner(s): _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

Attorney for Petitioner:
John Robert Bashaar
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
Name _____
Address _____
City and State _____
Attorney's Telephone No.: 321-7835

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of May, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of July, 1981, at 10:00 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1 (over)

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A03.4B4 to permit a side yard setback of 25.5 feet instead of the required fifty feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The residential trailer was set up and occupied by the undersigned on a lot which was over 25 acres for over a year prior to our purchase of our present 1 acre lot. We purchased our lot in 1973 from the owner Mr. Wiperman who set the boundaries for our lot, which was carved out of the original 25 acres.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

Legal Owner(s): _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

Attorney for Petitioner:
John Robert Bashaar
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
Name _____
Address _____
City and State _____
Attorney's Telephone No.: 321-7835

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of May, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of July, 1981, at 10:00 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NW/4 of Beckleysville Rd., 556' :
SW of Spooks Hill Rd., 6th District : CF BALTIMORE COUNTY

JOSEPH W. BLEVINS, et ux, : Case No. 82-8-XA
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524, I of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 16th day of June, 1981, a copy of the foregoing Order was mailed to John Robert Bashaar, Esquire, 502 Allegheny Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 26, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Cannomari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

John Robert Bashaar, Esquire
502 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 203
Petitioner - Joseph W. Blevins, et ux
Special Exception & Variance Petitions

Dear Mr. Bashaar:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to legalize the existing trailer, which is situated closer to the property line than allowed and on less than 25 acres, this combination hearing is required.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. CANNOMARI
Chairman
Zoning Plans Advisory Committee

NR:bso

Enclosures

cc: Larry L. Lucabaugh
Box 51
Glen Rock, Pa. 17327



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

June 11, 1981

Re: Item #203 (1980-1981)
Property Owner: Joseph W. and Brenda L. Blevins
N/S Beckleysville Rd. 556' S/W of Spooks Hill Rd.
Acres: 1.031 District: 6th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Subdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Highways:

Beckleysville Road, an existing public road, is proposed to be improved in the future on a 60-foot right-of-way.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are not available to serve this property, which is tributary to Prettyboy Reservoir and is utilizing private onsite facilities.

Item #203 (1980-1981)
Property Owner: Joseph W. and Brenda L. Blevins
Page 2
June 11, 1981

THIS OFFICE HAS REVIEWED THE SUBJECT PETITION AND OFFERS THE FOLLOWING COMMENTS. THESE COMMENTS ARE NOT INTENDED TO INDICATE THE APPROPRIATENESS OF THE ZONING IN QUESTION, BUT ARE TO ASSURE THAT ALL PARTIES ARE MADE AWARE OF PLANS OR PROBLEMS WITH REGARD TO DEVELOPMENT PLANS THAT MAY HAVE A BEARING ON THIS PETITION.

This property is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line, Baltimore County Water and Sewerage Plans W and S-4a, as amended, indicate "No Planned Service" in the area.

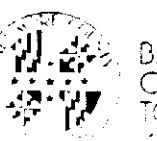
Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWRiss
cc: Jack Wimbley, John Trenner

33-NE Key Sheet
136 NW 23 Topo. Sheet
NW 34 P Topo
11 Tax Map

June 16, 1981



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

Comments on Item #203, Zoning Advisory Committee Meeting, May 5, 1981, are as follows:

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #203, Zoning Advisory Committee Meeting, May 5, 1981, are as follows:

Property Owner: Joseph W. and Brenda L. Blevins
Location: N/S Beckleysville Road 556' S/W of Spooks Hill Road
Existing Zoning: R.C.-4
Acres: 1.031
District: 6th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This property appears to be a subdivision of land; therefore, the petitioner should contact this office to determine compliance with Title 22 of the Baltimore County Code (Subdivision Regulations).

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development

ORDER RECEIVED FOR FILING

DATE July 16, 1981
BY My copy sent to
DEPARTMENT OF PLANNING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception for offices should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of July, 1981, that the herein Petition for Special Exception for a residential trailer, in accordance with the site plan prepared by Larry L. Lucabaugh, dated April 13, 1979, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the above referred to site plan by the Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in a practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of July, 1981, that the herein Petition for Variance(s) to permit a side yard setback of 25.5 feet in lieu of the required 50 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions of the Special Exception Order.

Jan M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

June 24, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 203, Zoning Advisory Committee Meeting
of May 5, 1981, are as follows:

Property Owner: Joseph W. & Brenda L. Blevins
Location: N/S Beckleysville Road 556' S/W of Spooks Hill Road
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit a side setback of 25.5' in lieu of the required 50' and Special Exception for a residential trailer.

Acres: 1.031
District: 6th

The existing trailer is presently served by a well and sewage disposal system, both of which appear to be functioning properly. Therefore, no health hazards are anticipated.

Very truly yours,

Jan J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

BHS:mgt

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7030

PAUL H. RENCKE
CHIEF

June 1, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Joseph W. & Brenda L. Blevins

Location: N/S Beckleysville Road 556' S/W of Spooks Hill Road

Item No.: 203 Zoning Agenda: Meeting of May 5, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle load and condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY George M. Neumann Noted and Approved: George M. Neumann
Planning Division Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
404-3610

TED JAESE JR.
DIRECTOR

May 8, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:
Comments on Item 203, Zoning Advisory Committee Meeting, May 5, 1981
are as follows:

Property Owner: Joseph W. & Brenda L. Blevins
Location: N/S Beckleysville Road 556' S/W of Spooks Hill Road
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit a side setback of 25.5' in lieu of the required 50' and Special Exception for a residential trailer

Acres: 1.031
District: 6th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.

X B. A building/_____ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 310.

X I. Comments: It is assumed the mobile home was located under a bonafide building permit and complies with the applicable code sections 105.1 as amended or Section 124.0 as may be applicable.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting room #102 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 1, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: May 5, 1981

RE: Item No: 203, 204, 205, 206, 207, 208, 209, 210

Property Owner:

Location:

Present Zoning:

Proposed Zoning:

District:
No. ACPS:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Nick Petrovich
Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner

June 23, 1981

TO: Norman E. Gerber, Director
Office of Planning and Zoning
FROM: Petition No. 82-8-XA Item 203
SUBJECT:

Petition for Special Exception for a residential trailer, and Variance for side yard setback
Northwest side of Beckleysville Rd., 556 ft. Southwest of Spooks Hill Road
Petitioner- Joseph W. Blevins, et ux

Sixth District

HEARING: Thursday, July 9, 1981 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 82-8-XA
Trailer Permit Application
No. 1108
6th Election District

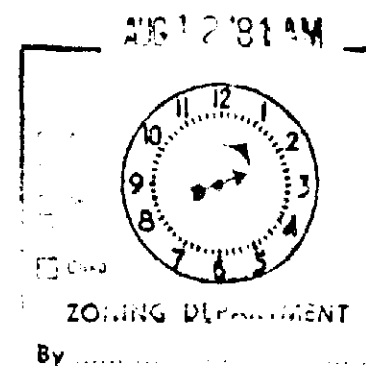
Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

Joseph W. Blevins, et ux
Brenda Blevins



PETITION FOR SPECIAL EXCEPTION AND VARIANCE 6th DISTRICT

ZONING: Petition for Special Exception for a residential trailer, and Variance for side yard setback.
LOCATION: Northwest side of Beckleysville Rd., 556 ft. southwest of Spooks Hill Road.
DATE & TIME: Thursday, July 9, 1981 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a residential trailer, and Variance to permit a side yard setback of 25.5 feet instead of the required 50 feet.

The Zoning Regulations to be excepted as follows:

Section 1A03.4B4 - Minimum side yard setback in an R-C4 Zone. All that parcel of land in the Sixth District of Baltimore County located in the roadbed of Beckleysville Road, approximately 556 feet southwest of Spooks Hill Road, and running the following courses and distances:

S 69° 47' 00" W 150.00' thence
 N 20° 29' 00" W 296.91' thence
 N 67° 51' 00" E 150.06' thence
 S 20° 29' 00" E 301.97' thence

to the place of beginning, containing 1.031 acres of land, more or less, located on the north side of Beckleysville Road and known as #2618 Beckleysville Road.

Being the property of Joseph W. Blevins et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 9, 1981 at 10:00 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order Of
WILLIAM E. HAMMOND,
 Zoning Commissioner,
 of Baltimore County

June 18.

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., June 18, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~2000-10-06~~ ~~one time~~ ~~successive weeks previous to the 18th~~ day of ~~July~~ ~~1981~~, the ~~first~~ publication appearing on the ~~18th~~ day of ~~June~~ 1981.

THE JEFFERSONIAN,

L. L. Smith Manager

Cost of Advertisement, \$ *75*

PETITION FOR SPECIAL EXCEPTION AND VARIANCE 6th DISTRICT

ZONING: Petition for Special Exception for a residential trailer, and Variance for side yard setback.
LOCATION: Northwest side of Beckleysville Rd. 556 ft. Southwest of Spooks Hill Road.
DATE & TIME: Thursday, July 9, 1981 at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:

Petition for Special Exception for a residential trailer, and Variance to permit a side yard setback of 25.5 feet instead of the required 50 feet.

The Zoning Regulations to be excepted as follows:

Section 1A03.4B4 - Minimum side yard setback in an R-C4 Zone.

All that parcel of land in the Sixth District of Baltimore County.

Located in the roadbed of Beckleysville Road, approximately 556 feet southwest of Spooks Hill Road, and running the following courses and distances:

S 69° 47' 00" W 150.00' thence
 N 20° 29' 00" W 296.91' thence
 N 67° 51' 00" E 150.06' thence
 S 20° 29' 00" E 301.97' thence

to the place of beginning, containing 1.031 acres of land, more or less, located on the north side of Beckleysville Road and known as #2618 Beckleysville Road.

Being the property of Joseph W. Blevins et ux, as shown on plat plan filed with the Zoning Department.

Hearing: Thursday, July 9, 1981 at 10:00 a.m.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of
WILLIAM E. HAMMOND
 Zoning Commissioner
 of Baltimore County

Office of The Carroll County Times

Westminster, Md., June 18, 1981

I CERTIFY that the annexed Baltimore County, Md. (A-2914) One (1) successive weeks previous to the 18th day of 1981, in The Carroll County Times a daily Community shed in Westminster, Carroll County, Maryland.

THE CARROLL COUNTY TIMES

Per *3020*

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 096920

DATE 7/10/81 ACCOUNT 01-662

AMOUNT \$64.95

RECEIVED Brenda Blevins

FOR Posting & Advertising of Case #E2-8-XA

30342210

54.95

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 096920

DATE June 9, 1981 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED Brenda Blevins

FOR Filing Fee for Case #E2-8-XA

VALIDATION OR SIGNATURE OF CASHIER

